

Heritage Statement

134-136 Drake Street

Rochdale

OL16 1PS

Proposed Change of Use of Offices at First Floor (Use Class E) to 3 No. Self-Contained Apartments and Single Storey Extension to Rear.

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Building Design Services (BDS)

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1.0 INTRODUCTION

This statement accompanies an application for Planning Consent to Change of Use of the 134-136 Drake Street from Offices at First Floor (Use Class E) to 3 No. Self-Contained Apartments, and a Single Storey extension to Rear. Full plans have been submitted as part of this application.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

The application site relates to 134 -136 Drake Street, a two-storey end-terraced property positioned on the edge of Rochdale town centre and the adjacent but outside of the Rochdale Town Centre Conservation Area. The building is located close to the Drake Street Tram Stop and towards the corner of road intersection of Drake Street and School Lane. The site has previously been used as offices.

The surrounding area consists of a number of properties which have architectural qualities, although the properties Listed closest to the site include 132 Drake Street which is Grade II Listed and the Congregation Church on Moore Street which is also Grade II Listed. Also, Navigation Inn and 110 Drake Street are Non-Designated Heritage Assets which have recently had conversions.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy P2 of the Rochdale Core Strategy sets out that the Council will conserve, enhance and promote key heritage assets, including consideration of their wider settings.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

ROCHDALE CORE STRATEGY - ADOPTED OCTOBER 2016

Policy DM1: General Development Requirements This seeks to ensure that new development meets a range or criteria including: a) Are of a high quality of design and take the opportunity to enhance the quality of the area b) Are compatible with surrounding land uses c) Do not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing or loss of privacy e) Provide satisfactory vehicle access and parking h) Minimise opportunities for crime against people or property

Policy P2: Protecting and enhancing character, landscape and heritage. This seeks to protect and enhance the Borough's character through amongst other things; Conserving and enhancing townscape character and conserving, enhancing and promoting key heritage assets both statutory and non-statutory

3.0 LISTED STATUS, SURROUNDING BUILDINGS AND CONSERVATION AREA

Overall, Drake Street Conservation Area is well-recognised and greatly cherished with many buildings of local importance to Rochdale's history and identity. There are high levels of vacancies along Drake Street indicating market failure and some buildings are now in a very poor state of repair, most notably the former Iveson's furniture store and warehouse, a much loved Rochdale landmark.

Today larger twentieth century buildings intermingle with more modest Regency properties in a traditional street scene. Drake Street was the principal shopping street of Rochdale until the 1980s when shopping developments north of the river led to a dramatic decline in its fortunes. The area has a mixed townscape of variable quality characterised by warehouses, newspaper publishing buildings, a Methodist Central Hall (Champness Hall), various retail shops, including the Rochdale Pioneers' first bespoke Co-operative shop (arguably the first modern Co-operative store in the world) and an early Co-operative Department Store known as 'Fashion Corner'. In between there are gap sites and buildings of poor quality. Overall, Drake Street is well-recognised and greatly cherished with many buildings of local importance to Rochdale's history and identity.



The two listed historic properties are indicated above (blue triangle). Application site indicated by red circle.

132 Drake Street

This building is located at the junction with Moore Street and Drake Street, which is the historical shopping street of Rochdale. The architecture of the building corresponds to the regency style. Constructed with red bricks, the building was built before the 1930's according to Ordnance Survey maps. Today the building hosts the ADS Alcohol and Drug Service of Rochdale. Some interesting architectural features contribute to enhance the character of the building such as the wooden frames of the windows.

Listing description

Grade II House, now offices. Early C19. Brick with stone dressings and stone slate roof. Double depth, 2 rooms wide with central entrance and staircase. The 3-bay, 2-storey front elevation has stone sills and cambered brick arches to the sash windows, a stone sill band to the first floor, and open-pedimented door surround with attached Tuscan columns and fanlight, and a wooden modillion eaves cornice.

Sunday School, Moore Street

Moore Street Congregational Church Sunday School was built in 1828 in Rochdale and was a former place of worship. The school was erected during the industrial revolution in order to educate the children, mostly working in factories. The architecture of this school has a Pennine character given by the local stone used to construct the building. Moore Street British School opened in 1834. It was the first school in Rochdale to be opened under the British & Foreign School Society. Its first Superintendent was Mr. Birkby. It was a boys only school, with fees of 2d (less than 1p) per week, and was open to boys over 6 years of age. It operated until the Baillie Street School could be built in 1837. Unlike Moore Street School, Baillie Street had departments for both boys and girls.

Listing Description

Grade II - Independent Sunday School, now chapel. 1829 on datestone. Dressed watershot stone with slate and asphalt roof. Hall with central entrance on Moore Street and a basement. 5-bay single storey; windows have square cut sills, lintels, monolithic jambs and marginal glazing bars. The doorway has a flat hood as does the datestone; gable chimney stacks.

110-112 Drake Street, Non-Designated Heritage Asset

110-112 Drake Street is three stories high, has a pitched roof, a flat roofed single storey extension is attached to the rear. The external materials are render coloured in yellow sandy. There are currently steps to the front which lead to the single central entrance door of the retail unit.

4.0 PROPOSAL IMPACT

The proposed building dates from the late C19th, with a wide double frontage shopfront. The first floor consists of vertical windows with stone heads and cills. Access into the building is provided from both the front elevation and side elevation facing Moore Street. The building has retained its traditional shopfront, whilst the first floor and side elevation including the outrigger have been cream rendered.

The interior of the building has been subject to considerable change from its original form with its vacancy over the years leading to the building being stripped out. The building appears cosmetically sound from the exterior there are some physical signs of inadequate maintenance from the inside.

This site is located adjacent to the Rochdale Town Centre Conservation Area. The proposed development would make use of a property which is prominently underutilised. If planning is successful, and the site is in use, it would add to the quality of the area. Currently the first floor is empty, and does not help the character of the town centre and Conservation Area as a heritage asset for Rochdale.

The proposal for residential development would be appropriate within this close to town centre location where it would not lead to a concentration of residential uses which undermines the overall mix of main town centres uses. In addition, the development would not prejudice the lawful operating conditions or viability of adjacent land uses. The application proposes the change of use of a unit at first floors of the building. The change of use itself is considered to result in a neutral impact on the character of the Conservation Area and adjacent assets.

The proposed extension to the rear would be simple in form and design. The size of the extension would be proportionate in the area and overall size of the site. It would also be to the rear of the building where its impact would be kept to a minimum upon the street scene. It should be acknowledged that large, tall extensions and outriggers and structures are located on various buildings along Drake Street, and therefore the height and size of this extension would not appear out of character in this area.

Furthermore, the extension has been designed to take into consideration the detailing of the original building including its finish and materials, as such the extension would use red brick to match the existing building. In addition, the roof for the proposed extension would be designed, like the original building, resulting in the extension having the same features and finish as the host building and its complementing details including slate materials. The openings would be consistent and proportionate. Similar styled extensions can be viewed on neighbouring buildings. As such, given the size, design and use of materials there would be no detrimental impact on the character of the surrounding area.

Given the design features considered under this proposal, the extension would not harm the cohesion and consistency between properties in the area, (it should be noted that there are many properties with single and two storey extensions within the immediate vicinity and inside the Conservation Area) and would not result in a detrimental impact on the character and setting of the Conservation Area.

In addition, it is considered the change of use proposed with its extensions would help maintain and regenerate this prominent area of Drake Street and introduce a continued use for the site to ensure that it is an attractive place to live, work, play and visit. If not supported concerns are raised that the upper floors may remain disused and unoccupied given the current climate in Rochdale Town Centre and nationwide.

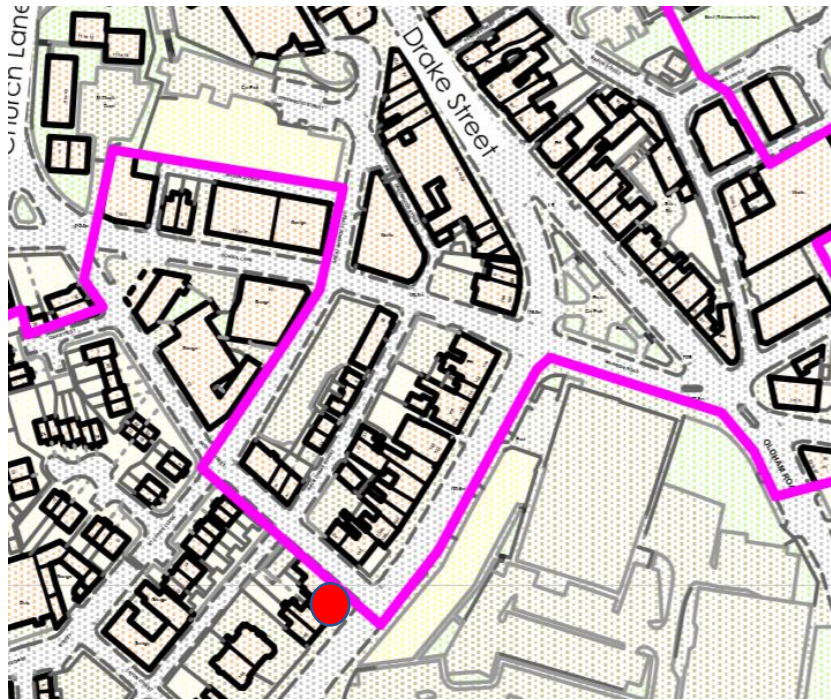
The public benefits of the change of use and occupation of the site for the future, and the proposed extension to the rear would have a positive but neutral impact on the building itself and the mentioned Heritage Assets, the application should therefore be supported.

5.0 CONCLUSION

In conclusion, the application would not harm the character or appearance of the street scene, Conservation Area or the setting of the heritage assets and listed buildings. Overall, it is considered the proposed development would put an existing part empty property back into a suitable and viable use and the external alterations and extension would complement the original building and would overall have a neutral impact on the buildings appearance and character of the area. This would in turn benefit the mentioned heritage assets.

The application therefore accords with Policies DM1, P2 and P3 of the adopted Core Strategy, Policy BE/17 of the UDP and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.

APPENDIX



Site shown adjacent but outside of Rochdale Town Centre Conservation Area Map – CA extent outlined in purple.